

The Arsenal on the Charles Campus Plan

AODD Special Permit Application
Public Information Meeting
March 29, 2016

Agenda

- AODD Process Overview
- Project Overview
 - Campus Plan
 - Proposed Buildings
 - Conformance with Zoning (AODD)
 - Vehicular Circulation
 - Traffic Analysis Summary
 - Campus Circulation and Parking
 - Bicycle Circulation and Parking
 - Landscape
 - Stormwater
- Design Overview
- Discussion – Questions/Comments
- Next Steps

Process

AODD Master Plan Application Process

Indicates formal opportunities for public input

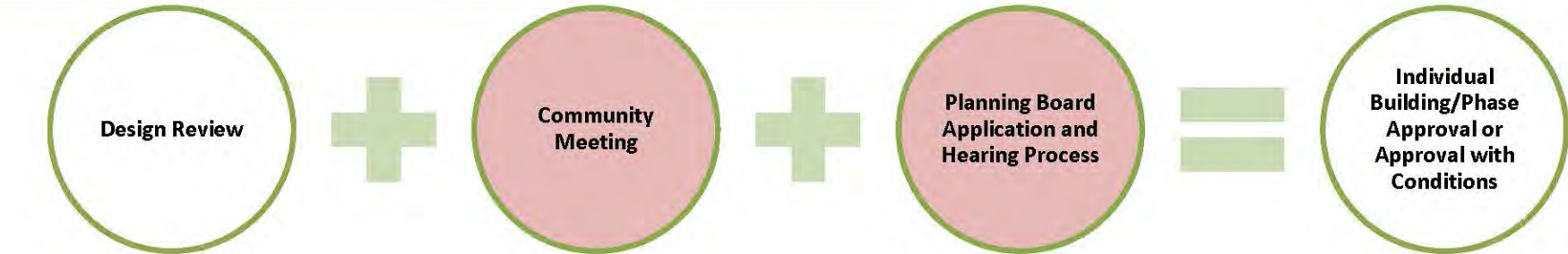
Phase One – Initial Community and Town Review



Phase Two – Master Plan Special Permit (MPSP) Hearing Process



Phase Three – MPSP Phased Site Plan Approval(s)



Project Team

- Charles Rose Architects (building architecture)
- Stantec (site planning and landscape architecture)
- Vanasse & Associates, Inc. (transportation)

Project Overview





Campus Improvements

- Permeable Campus - Inviting and improved accessibility for the public
- Enhanced landscape and open space
- Active campus environment for athenistas and the public
- Improved pedestrian environment
- Comprehensive stormwater management strategy



Approach to the Campus Plan

Campus Planning

- Balance necessary growth with community and ecological needs of the campus.
- Community connectivity (open space and circulation)
- Transform from a private campus to a permeable public environment
- Pedestrian-oriented
- Maximize open space (maintain and expand)
- Ecological landscape enhancements
- Integrated and comprehensive stormwater management strategy

Architecture/ Building Massing

- To respect the character and presence of the existing Arsenal architecture, by distinguishing old from new
- To comply with all height, area and setback requirements of the AODD Zoning Ordinance
- To locate taller buildings at the interior of the site, and to step down and articulate buildings where they engage with the Public Realm and Charles River
- To create visual interest and variety
- To activate and enrich the ground level experience
- To weave together buildings and landscape

Site Development & Landscape Design



Zoning Data - Arsenal Overlay Development District

	Required/ Allowed	Proposed	Comments
Minimum Lot Size	10,000SF	1,267, 202 SF (29.09 Ac.)	Existing Campus
Minimum Front Yard Setback			
Arsenal Street*	Aligned with Building 311	Aligned with Building 311	First Floor Commercial, Community or Cultural Use
N. Beacon Street - East of Charles River Road	50'	61'-5"	
N. Beacon Street - West of School Street	25'***	88'	
Minimum Side Yard Setback	25'	25'	
Minimum Rear Yard Setback	25'	N/A	
Maximum Building Height	Varies	Varies	Reference Detailed Height Analysis on Drawing L-1.0
Maximum Building Lot Coverage***	50%	33.6%	Reference Detailed Lot Coverage Analysis on Drawing L-1.0
Minimum Open Space	15%	34%	
Parking Requirements***			
Automobile	2,960	3,167	Reference Detailed Parking Analysis on Drawing L-3.0
Bicycle	1 Bike Parking/ 15 Vehicles -212 50% Covered (106)	243/ (188 Covered)	

- * By AODD Campus Special Permit with Conceptual Site Plan Review, the Front Setback may be reduced along Arsenal Street to the front setback of Building 311 to maintain consistent building lines, provided that any new construction less than 25 feet from Arsenal Street authorized by such a special permit must include first floor commercial, community, or cultural uses along at least 80% of the Arsenal Street facade.
- ** For the North Beacon Street frontage west of Charles River Road, no new construction may extend closer to the street nor higher in elevation than the line established by a 45 degree plane beginning at the northerly side line of North Beacon Street and extending northward into the AODD.
- *** Excludes Parking Garages per 5.12 e.3 of the Zoning Ordinance

Zoning

- Building Coverage

- Existing: 355,000 sf – 28%
- Proposed: 425,000 sf – 33%

AODD requirement: 50% Maximum

- Open Space

- Existing: 287,000 sf – 23%
- Proposed: 430,000 sf – 34% (3 acre +/- increase)

AODD requirement: 15% Minimum

Building Height Analysis

Building		Height*
Existing Buildings		
Building 37		91.8
Building 39		87.8
Building 43		93.0
Building 60		75.1
Building 97		82.7
Building 117		72.4
Building 118		72.4
Building 131		90.9
Building 311	NW Corner	79.5
	South Ridge	94.7
Building 312		93.7
Building 313		91.8
Existing Garage		90.7

- Project complies with all height and dimensional requirements.

Building		Proposed Height*	Allowed Height Per AODD Zoning	Rationale
Proposed Buildings				
Building 1		91.5	92.8**	No more than 5' taller than Building 39****
Building 2		79.5	79.5**	No Taller than NW corner of Building 311*****
Building 3		64.0	96.4***	No Taller than 24' above height of building 118*****
Building 4		64.0	96.4***	No Taller than 24' above height of building 117*****
Building 5		63.7	110.0***	No Taller than 24' above Plane connecting East Garage and Building 60*****
Building 6A		103.0	104.4***	No Taller than 24' above Plane connecting Buildings 312 and 118*****
Building 6B		103.0	115.2***	No Taller than 24' above Plane connecting Buildings 37 and 131*****
West Garage	North (Arsenal St.)	89.2	99.7**	No More than 5' taller than South Ridge of Building 311****
	South (N. Beacon S.)	78.7	92.8**	No More than 5 taller than Building 39****

* Elevation based on 1988 North American Vertical Datum (NAVD 88) - Excludes Mechanical Equipment and Screens, PV Arrays, and Roof Terraces

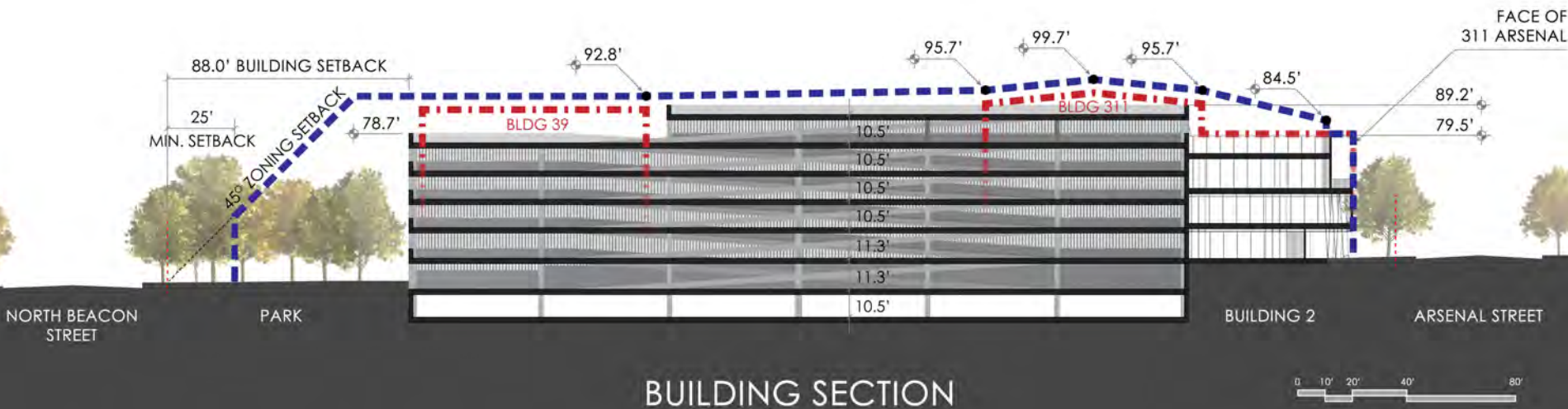
** West of School Street - five (5) feet in elevation above the nearest adjacent existing building within the AODD as of June 2015. The top façade facing Arsenal Street shall not be higher in elevation than the top of the northwest corner of Building 311, with the portions of the building taller than the northwest corner of Building 311 being set back a minimum of ten (10) additional feet from the new building's front façade facing Arsenal Street.

*** East of School Street - two stories, not to exceed twenty four (24) feet in elevation, above the plane created by the roofs of the adjacent existing building within the AODD, as of June 2015, excluding the existing parking garage.

**** Reference Section of Proposed West Garage in Building Height Section of Project Description

***** Reference East Campus Building Height Analysis in Building Height Section of Project Description

-  ZONING ENVELOPE
-  EXISTING BUILDING PROFILE (BEHIND)

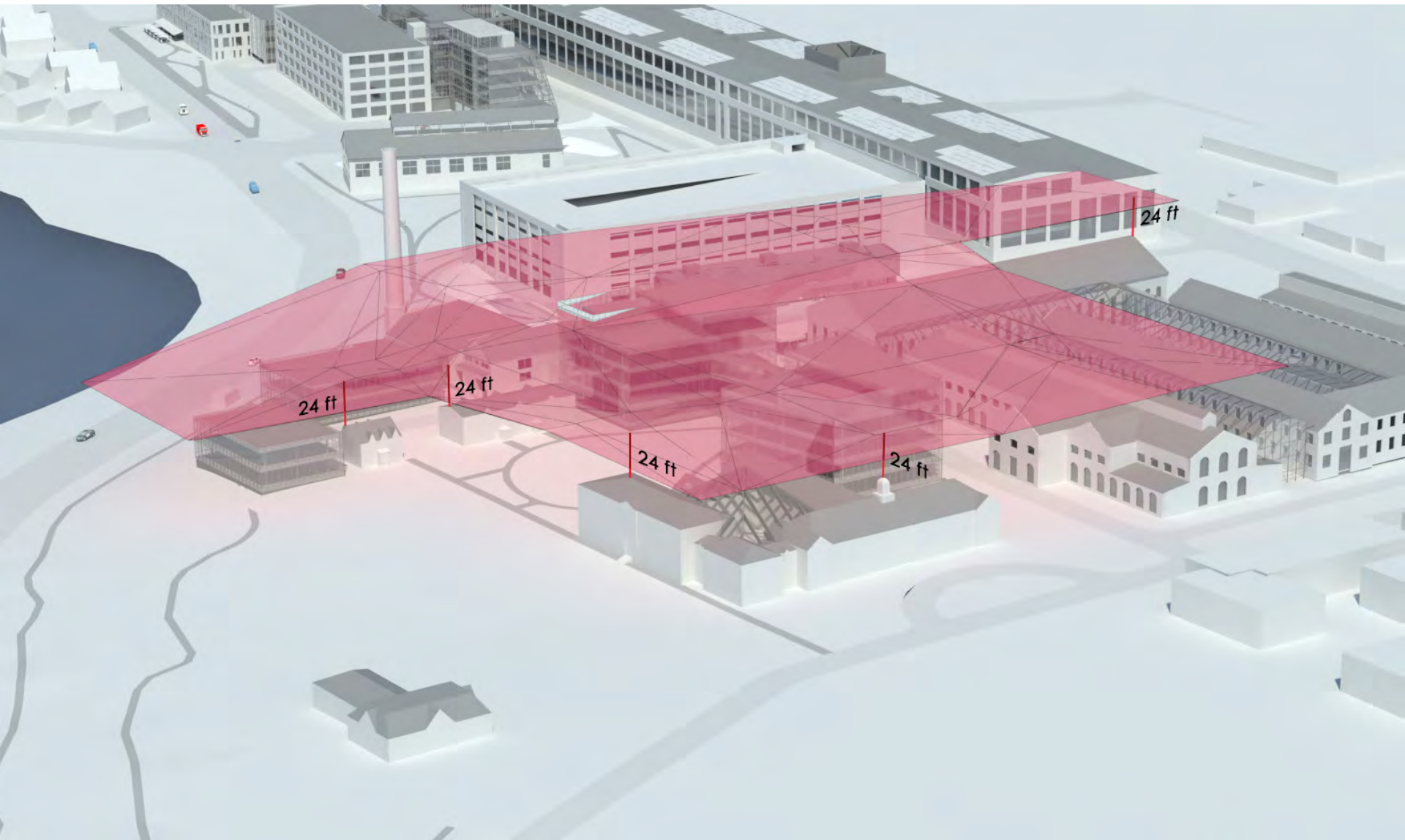


Parking Spaces: 1,623

Garage Levels: 8 at Arsenal Street

7 at North Beacon Street

Setback along North Beacon Street: 88.0'



Transportation, Circulation & Parking



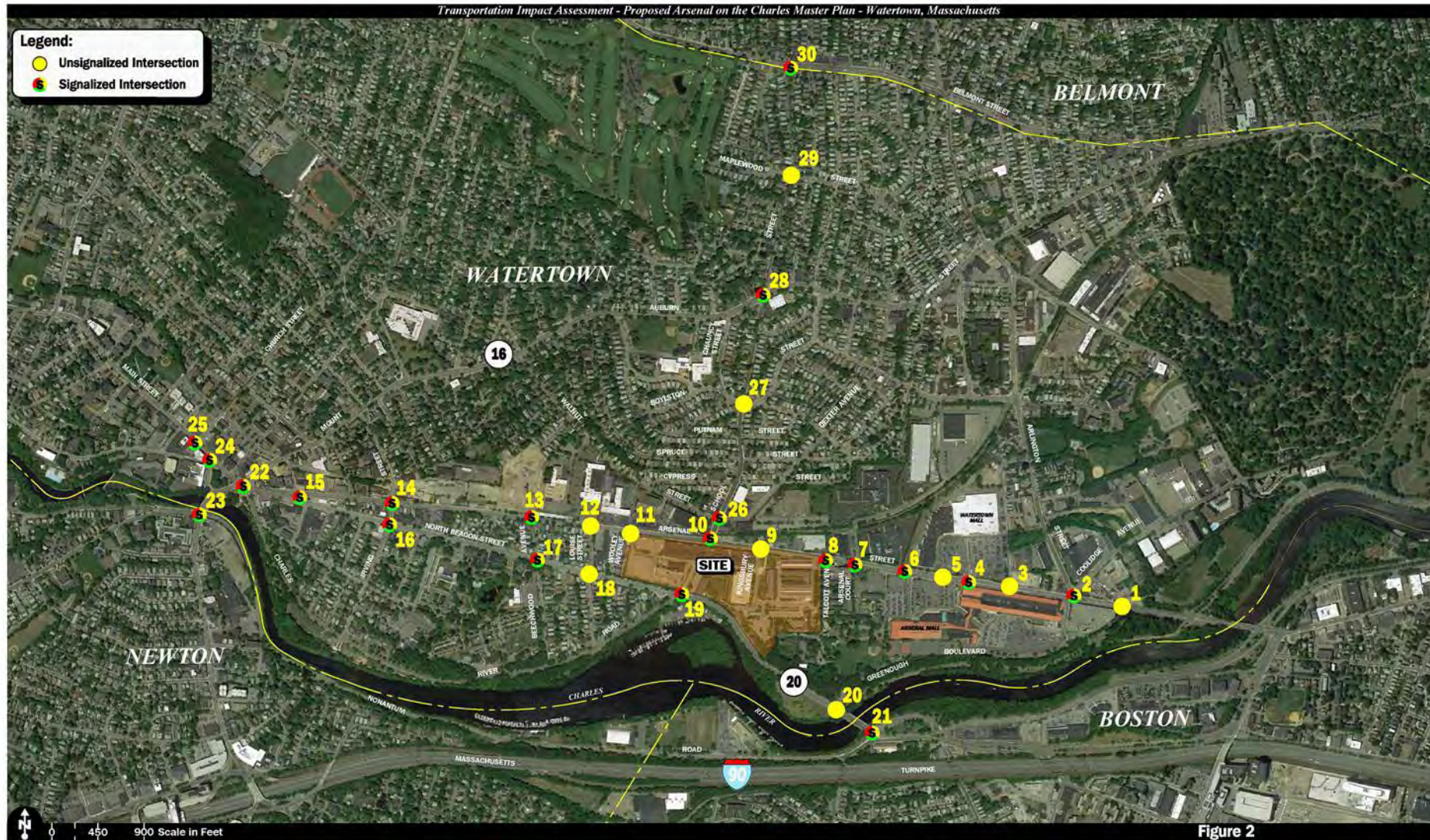
Traffic

Context:

- Vanasse Associates Developed Initial Study Area for Review
- Town engaged third party Peer Review Consultant for traffic and transportation analysis
- The project team worked closely with Town officials and their third party peer review to establish parameter of study area.

The Arsenal on the Charles Transportation Impact Study Summary

- Analyzed 30 intersections along Arsenal Street, North Beacon Street and School Street corridors
- Evaluated current conditions (2016), 2023 No-Build conditions and 2023 Build conditions
- Peak-hour traffic volume increases were predicted to range from less than 1 percent to approximately 6 percent
- The majority of the study intersections were found to be operating under acceptable conditions and will continue to operate as such with the implementation of the Campus Plan and the accompanying roadway, intersection and traffic control improvements
- A comprehensive, multi-modal transportation improvement program has been developed that is designed to address existing deficiencies, improve safety and facilitate safe and efficient access to the Arsenal for pedestrians, bicyclists and vehicles
- The Campus Plan and its associated improvements allows for unimpeded connections through the campus for pedestrians and bicycles to access the Charles River and its many amenities
- A central feature of the transportation improvement program is an expansion of the existing Transportation Demand Management program coupled with a Traffic Monitoring Program to be used to refine and expand the program if specific trip



- The project team worked closely with Town officials and their third party peer review to establish parameter of study area.

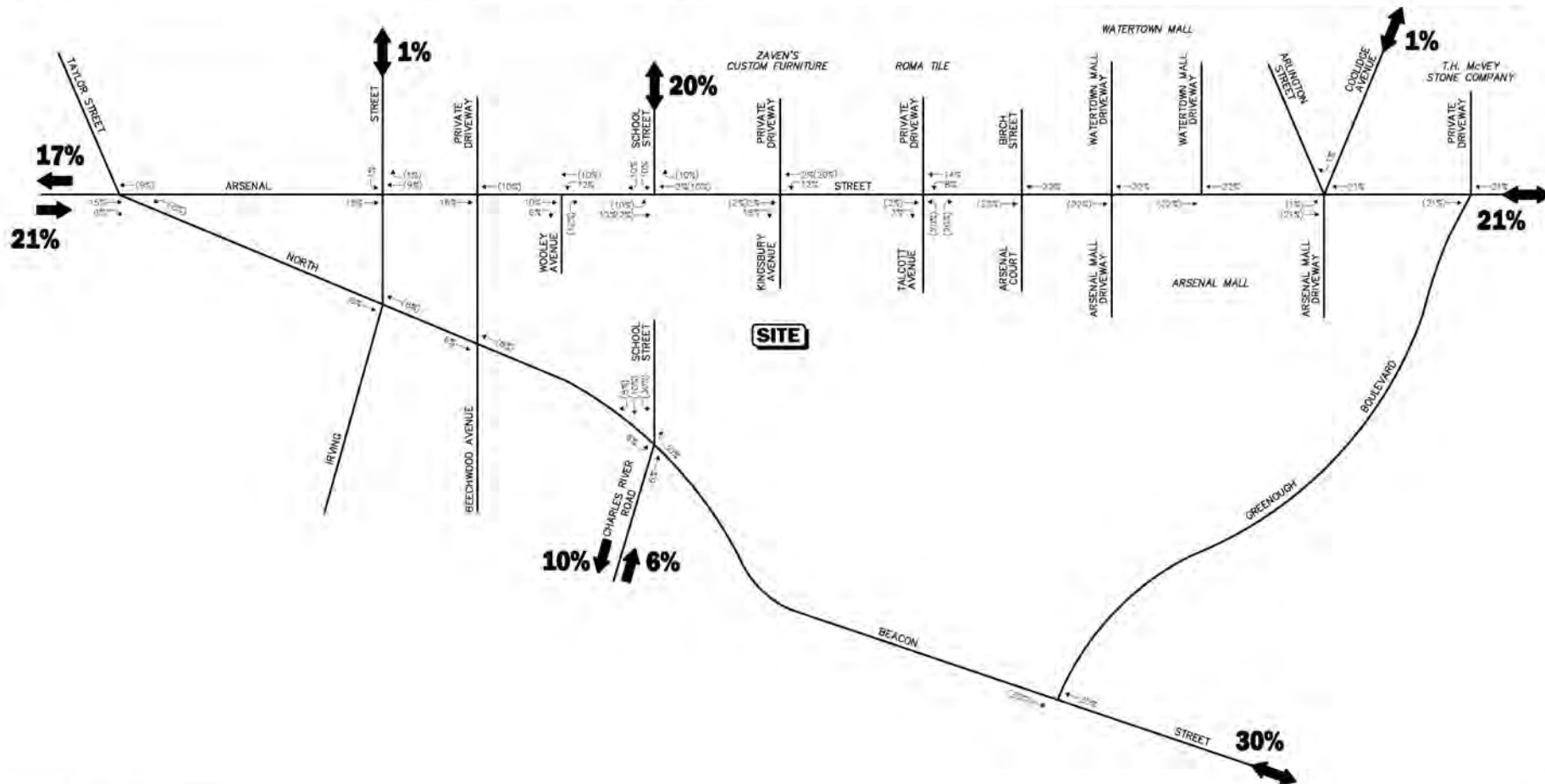
THE ARSENAL ON THE CHARLES TRIP-GENERATION SUMMARY

Time Period/Direction	Vehicle Trips		
	(A) Existing ^a	(B) New ^b	(C = A + B) Total
<i>Weekday Morning Peak Hour:</i>			
Entering	981	315	1,296
<u>Exiting</u>	<u>290</u>	<u>42</u>	<u>332</u>
Total	1,271	357	1,628
<i>Weekday Evening Peak Hour:</i>			
Entering	497	108	605
<u>Exiting</u>	<u>1,137</u>	<u>346</u>	<u>1,483</u>
Total	1,634	454	2,088

^aBased on traffic counts conducted at the Project site driveways in June 2013.

^bBased on ITE LUC 710, *General Office Building*, and LUC 820, *Shopping Center*.

Transportation Impact Assessment - Proposed Arsenal on the Charles Master Plan - Watertown, Massachusetts



Transportation Improvement Program Summary



Circulation

Shared Streets



“Shared Space is more a way of thinking than it is a design concept. It is most readily recognized as a street space where all traffic control devices such as signals and stop signs, all markings such as crosswalks, and all signing have been removed. Curbing is removed to blur the lines between sidewalks and motorized travel way. The philosophy is that absence of all of those features it forces all users of the space — from pedestrians to drivers — to negotiate passage through the space via eye contact and person to person negotiation.”



“Without clear sidewalks and streets, people are less certain. The street’s design guides people in their behavior and expectations and encourages them to think for themselves again.”



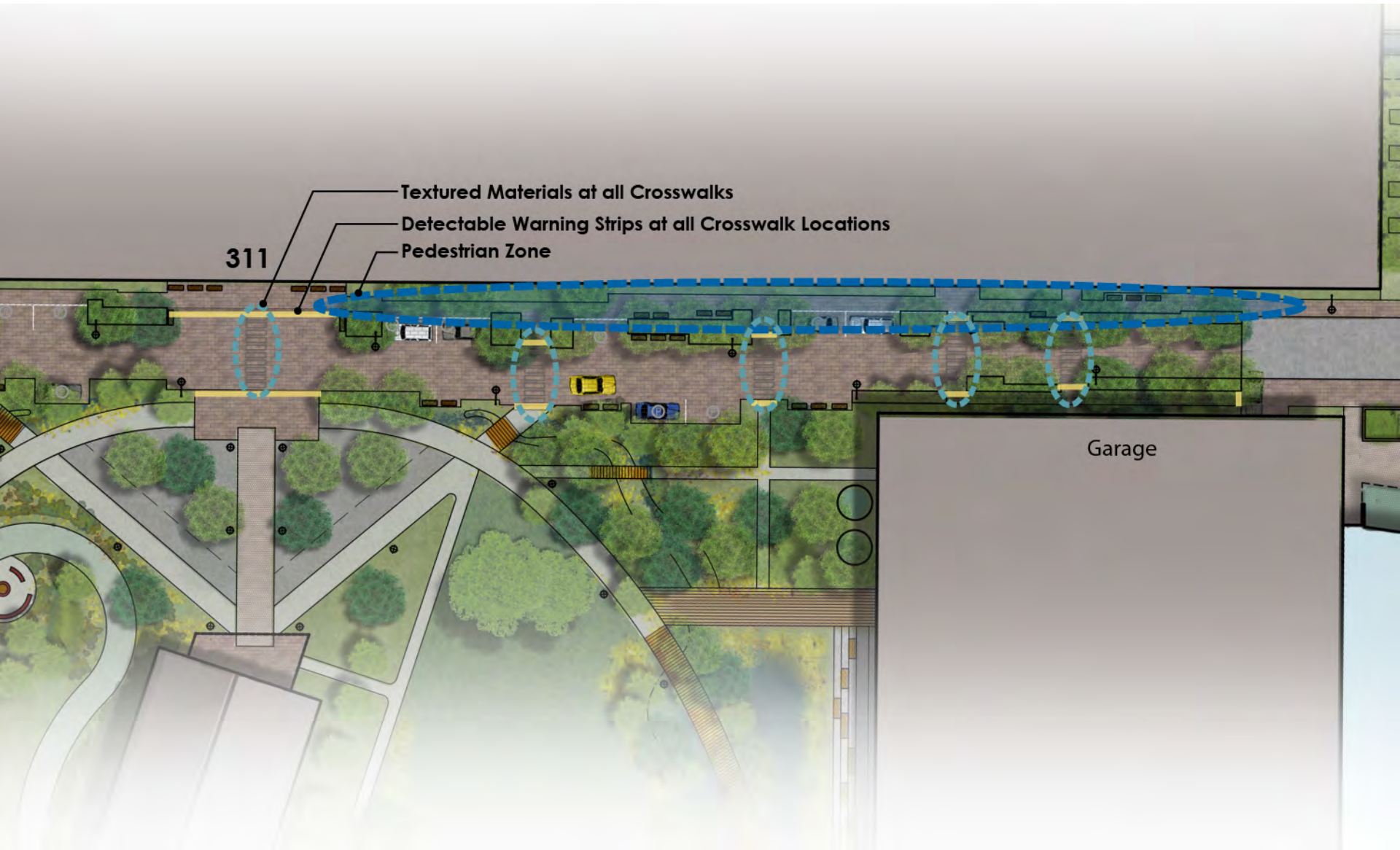
uncertainty can be a good thing

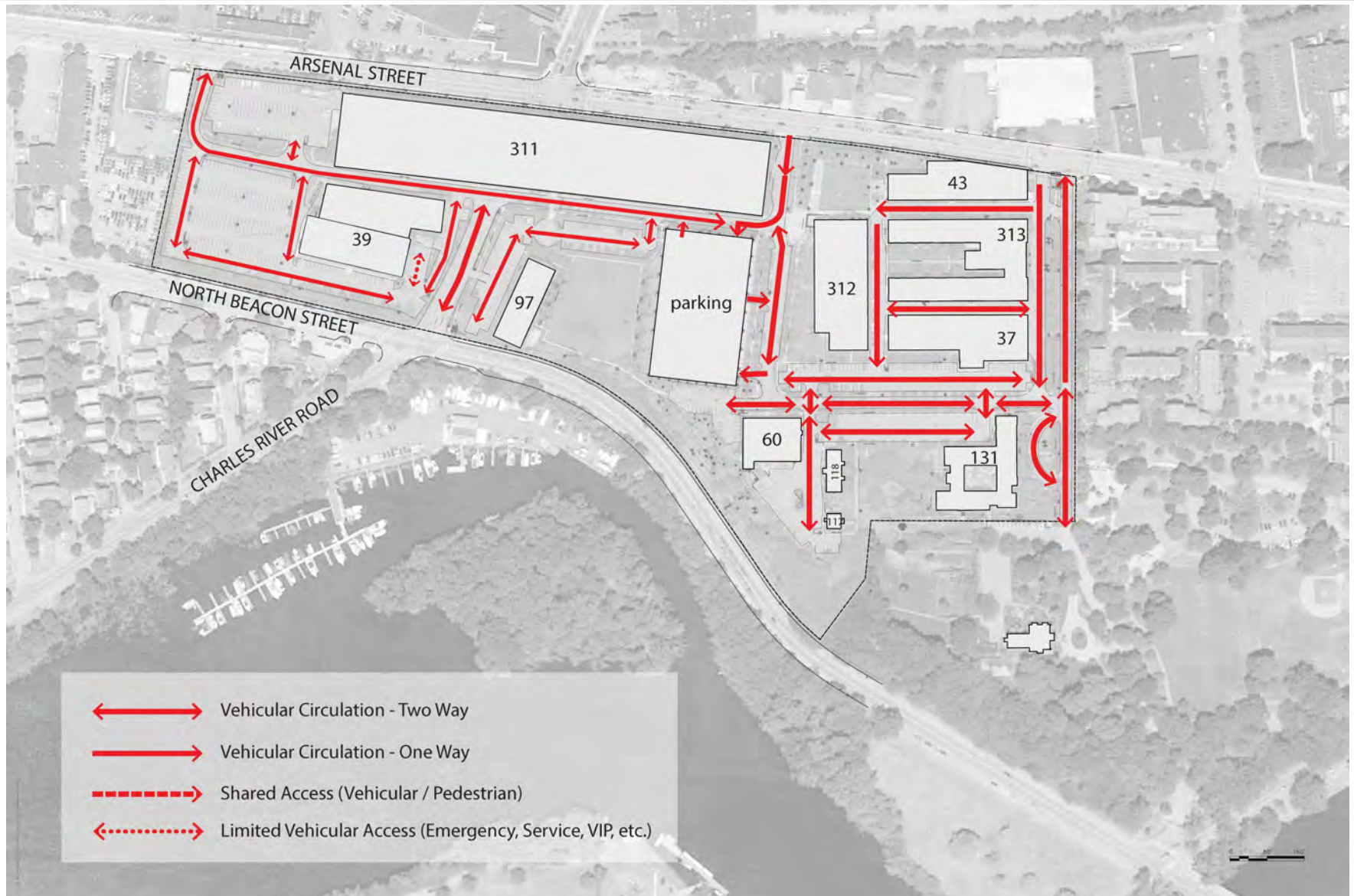
Argyle Shared Street, Seattle

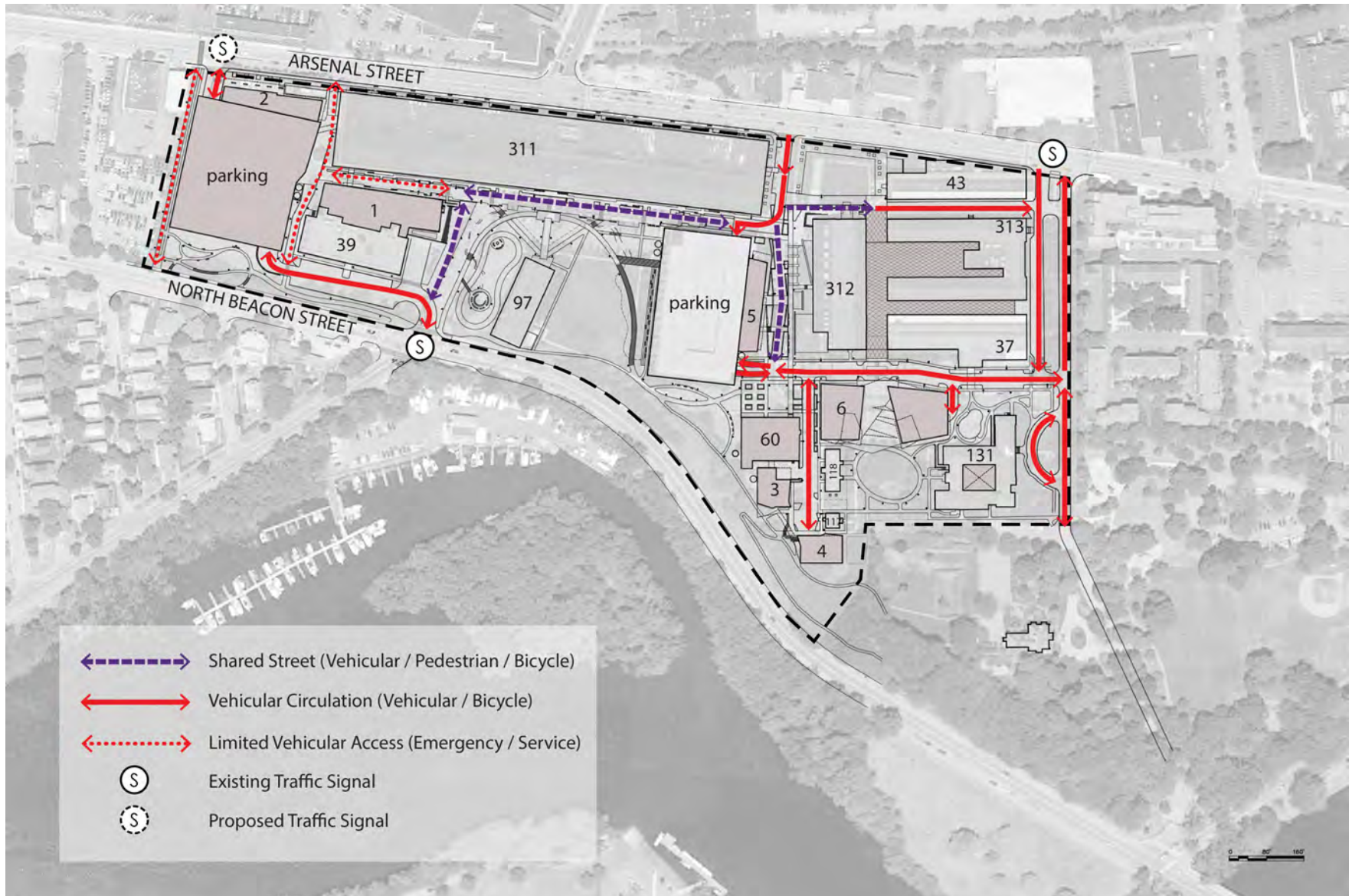
(Under Construction)

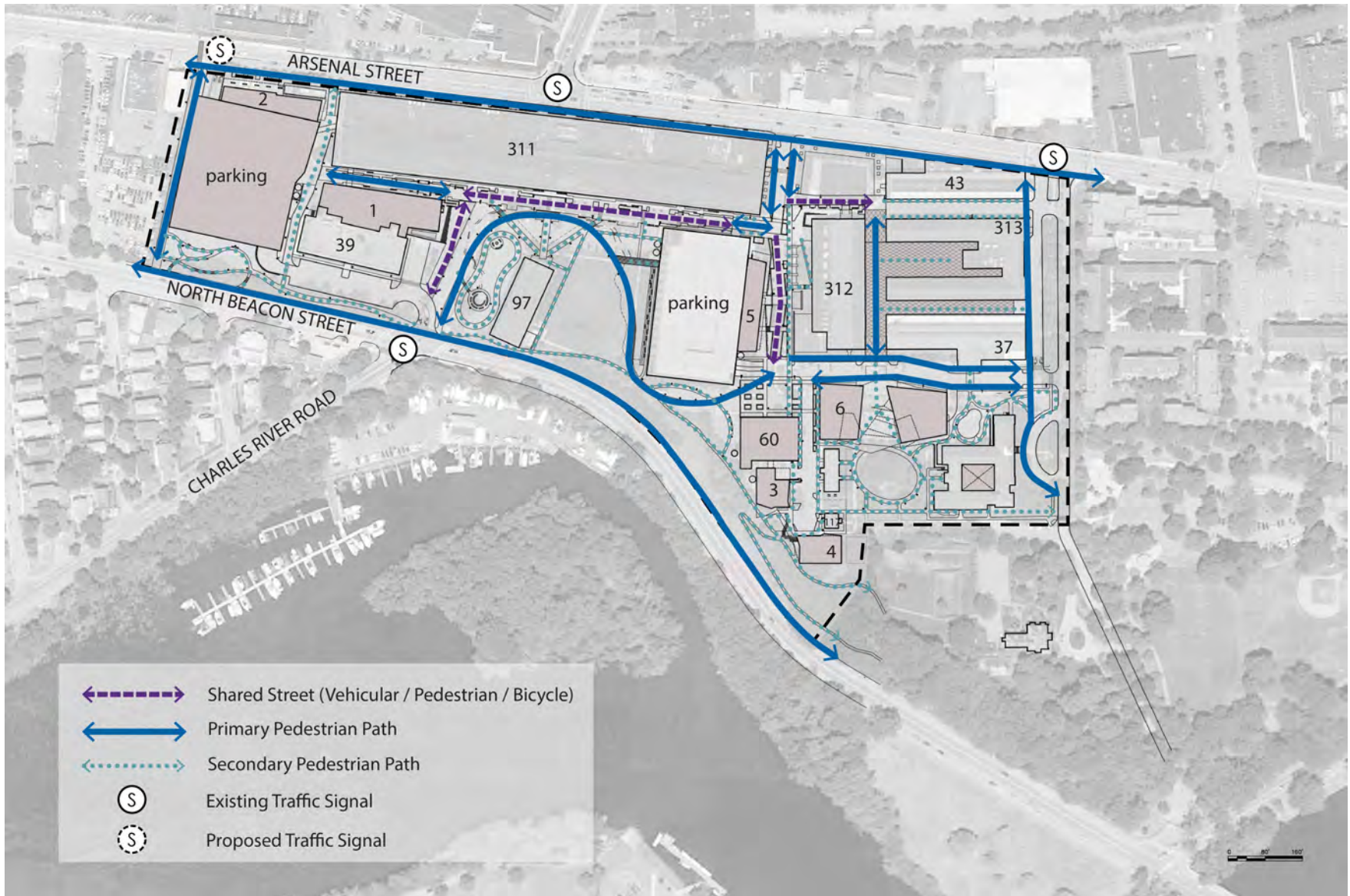


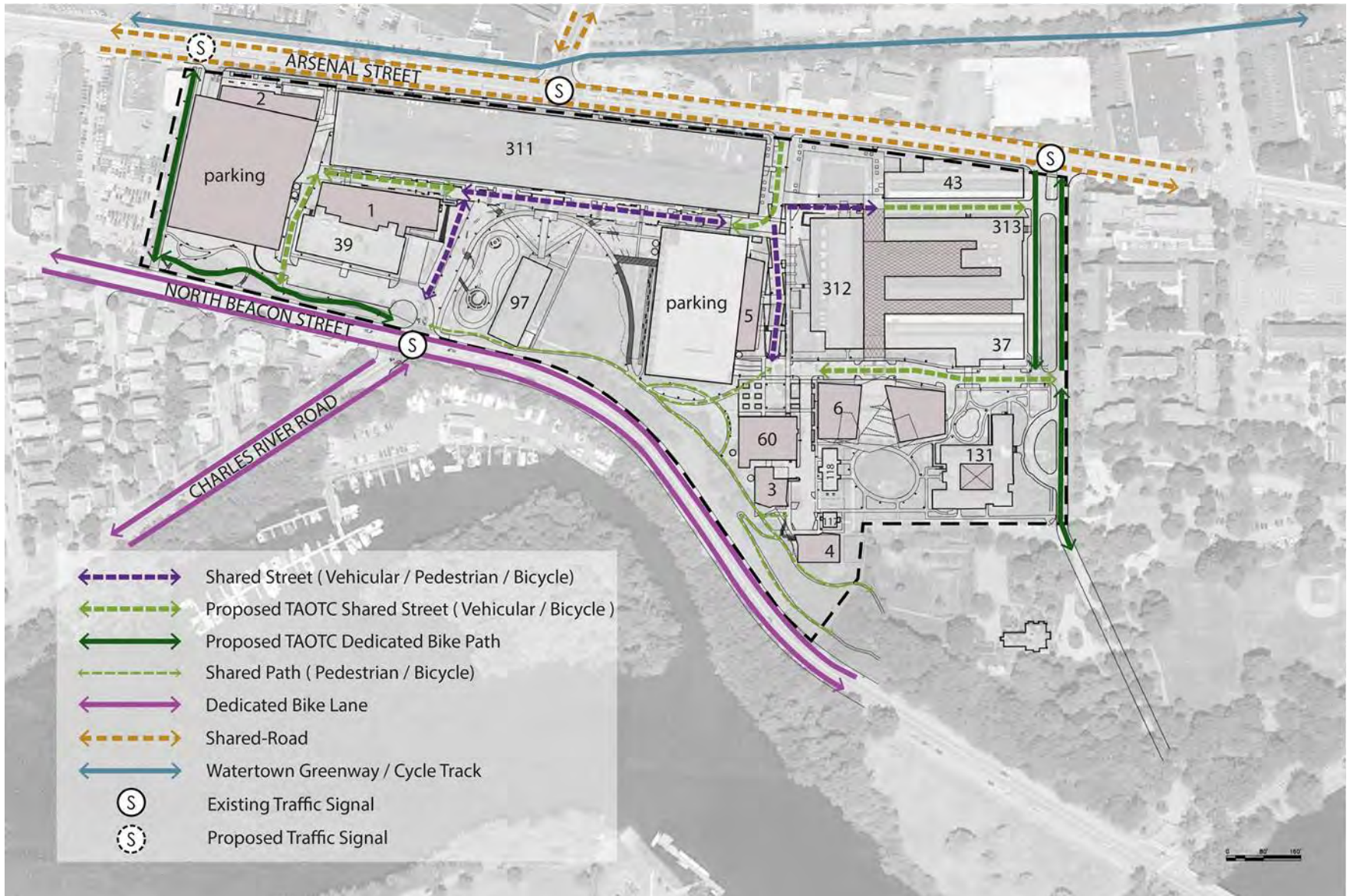


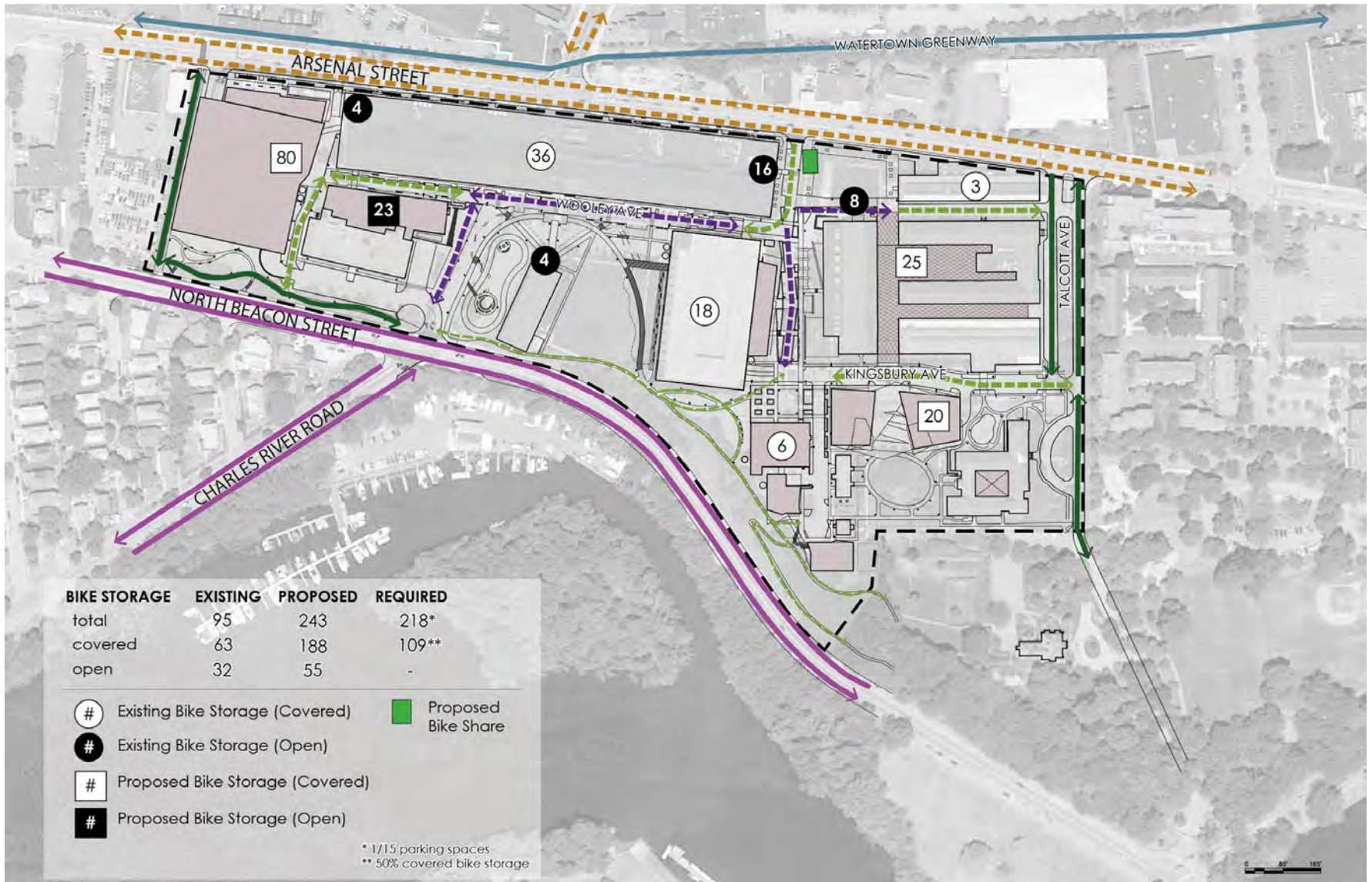






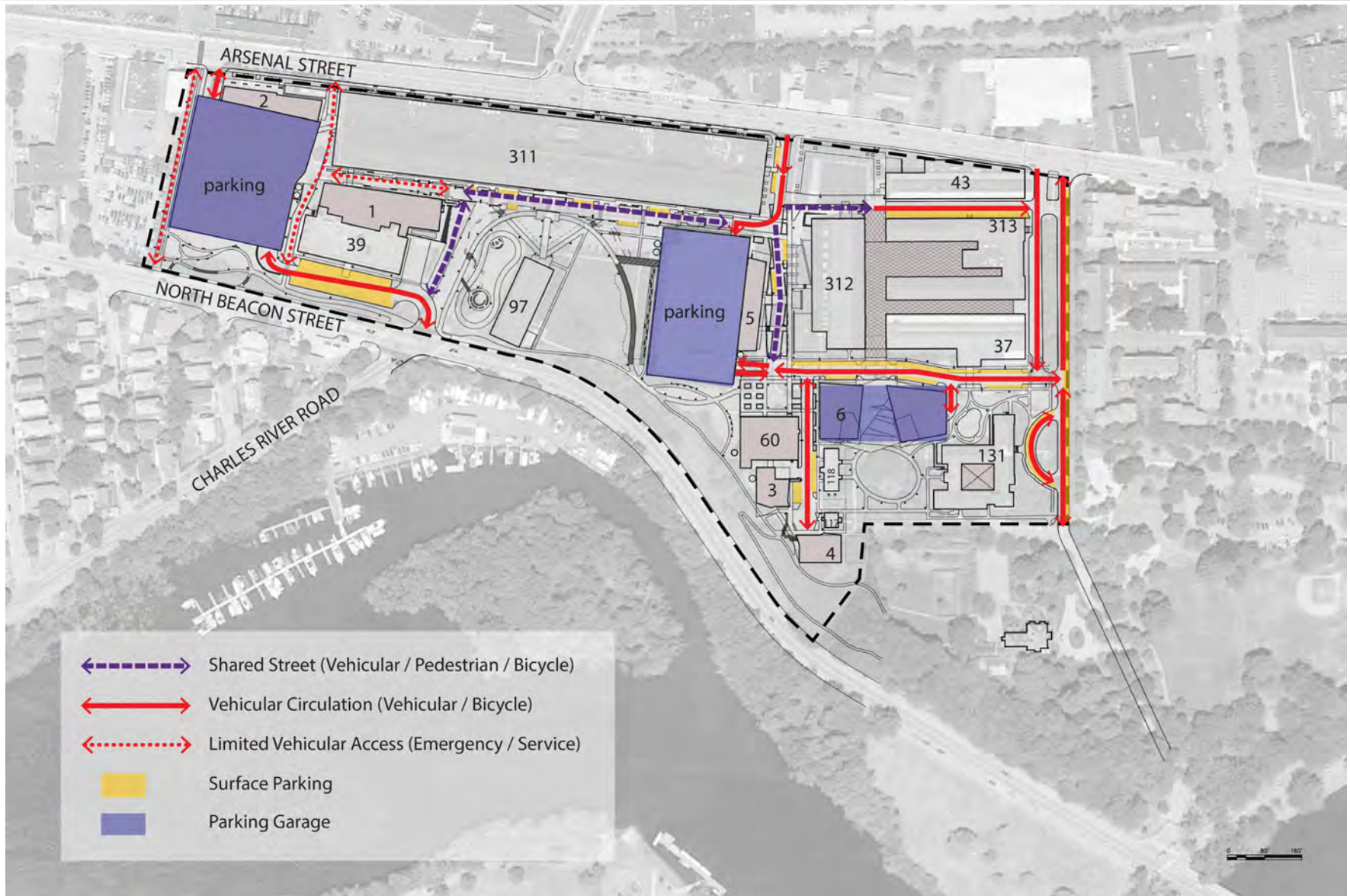








Parking



Existing Campus

Land Use	Size	Units	Town Zoning Requirement	Units	Parking Required Per Town Zoning
Office (1st Flr)	245,123	sf.	1.0	spaces/350 sf	700
Office (Other Flr)	483,137	sf	1.0	spaces/400 sf	1,208
Restaurant	412	seats	1.0	spaces/4 seats	103
Retail (1st Flr)	0	sf.	1.0	spaces/350 sf	0
Retail (Other Flr)	0	sf	1.0	spaces/400 sf	0
Fitness Center	57,926	sf.	1.0	spaces/400 sf	145
Public Assembly	484	seats	1.0	spaces/5 seats	97
Total Required					2,253

Proposed New Uses

Land Use	Size	Units	Town Zoning Requirement	Units	Parking Required Per Town Zoning
Office (1st Flr)	53,000	sf.	1.0	spaces/350 sf	151
Office (Other Flr)	171,447	sf	1.0	spaces/400 sf	429
Restaurant	100	seats	1.0	spaces/4 seats	25
Retail (1st Flr)	14,750	sf	1.0	spaces/350 sf	42
Retail (Other Flr)	24,175	sf.	1.0	spaces/400 sf	60
Fitness Center	0	sf	1.0	spaces/400 sf	0
Public Assembly	0	seats	1.0	spaces/5 seats	0
Total Required					708

Total Existing and New

Land Use	Size	Units	Town Zoning Requirement	Units	Parking Required Per Town Zoning
Office (1st Flr)	298,123	sf.	1.0	spaces/350 sf	852
Office (Other Flr)	654,584	sf	1.0	spaces/400 sf	1,636
Restaurant	512	seats	1.0	spaces/4 seats	128
Retail (1st Flr)	14,750	sf.	1.0	spaces/350 sf	42
Retail (Other Flr)	24,175	sf	1.0	spaces/400 sf	60
Fitness Center	57,926	sf.	1.0	spaces/400 sf	145
Public Assembly	484	seats	1.0	spaces/5 seats	97
Total Required					2,960

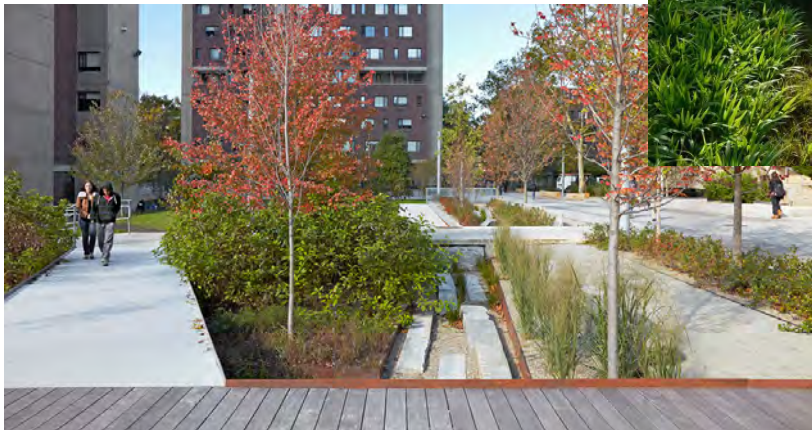
Parking Supply		
	Existing	Proposed
Existing Garage	1,130	1,118
Surface Parking	828	132
Proposed West Garage		1,623
Proposed Garage at Building 6		294
Standard (200)		
Stackers at Lower Level (94)		
Total	1,958	3,167

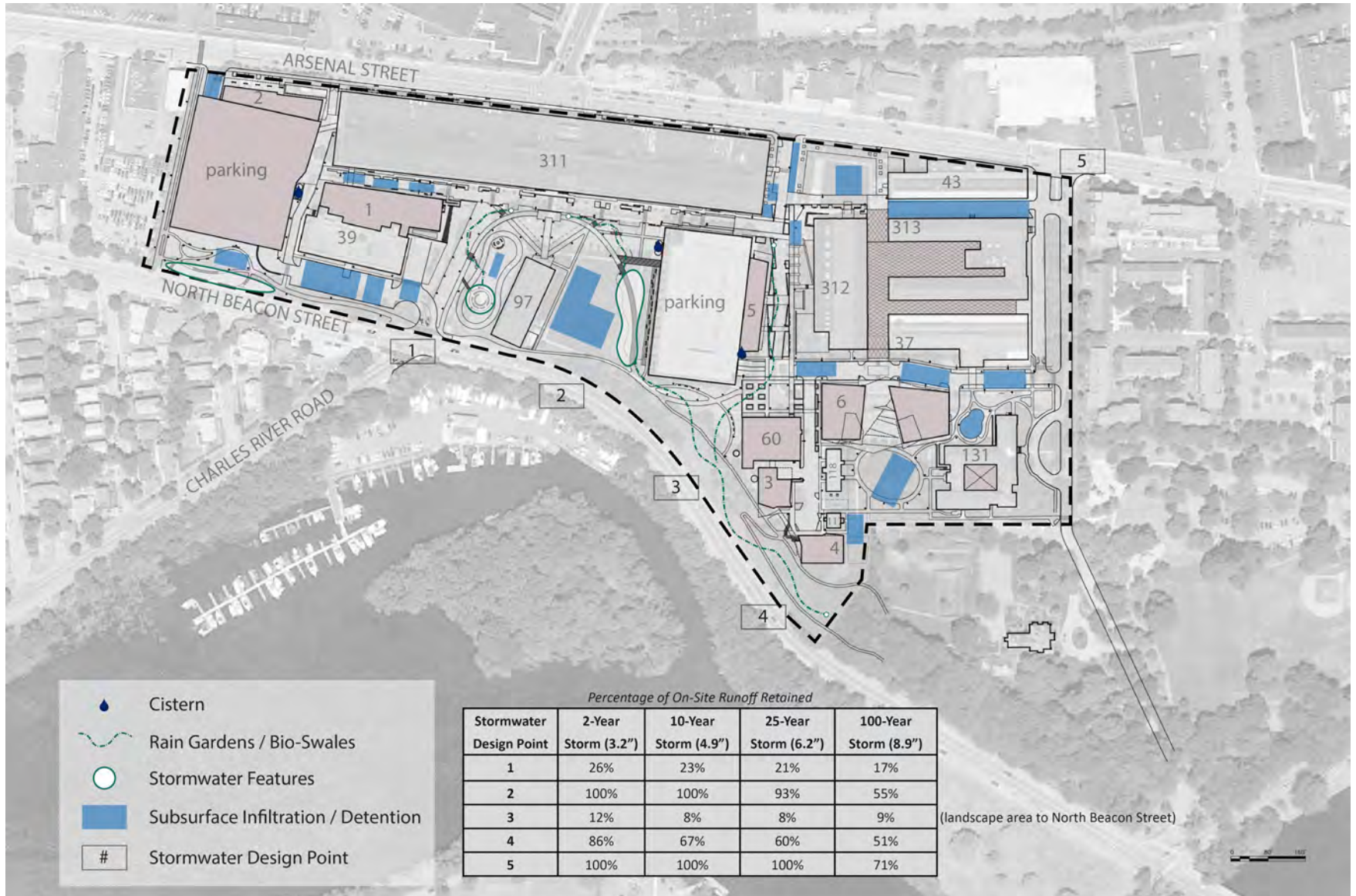
PEAK PARKING DEMAND PERIOD PARKING DISTRIBUTION

Use	Patron/Visitor	Employee	Total
Restaurants	36	18	54
Retail	70	26	96
Office	191	2,485	2,676
Health Club	217	17	234
Theater	0	10	10
Day Care	89	8	97
TOTAL:	603	2,564	3,167

Stormwater/ Utilities

- Comprehensive and Integrated Stormwater Strategy
 - Permeable pavement
 - Green roofs
 - Rainwater harvesting (over 40,000 gallons)
 - Water quality swales
 - Rain gardens
 - Subsurface detention and infiltration
- Significant reduction in the rate and volume of stormwater leaving the project site. Approximately 80% of stormwater volume retained during the 2-year storm, approximately 50% during the 100-year storm.



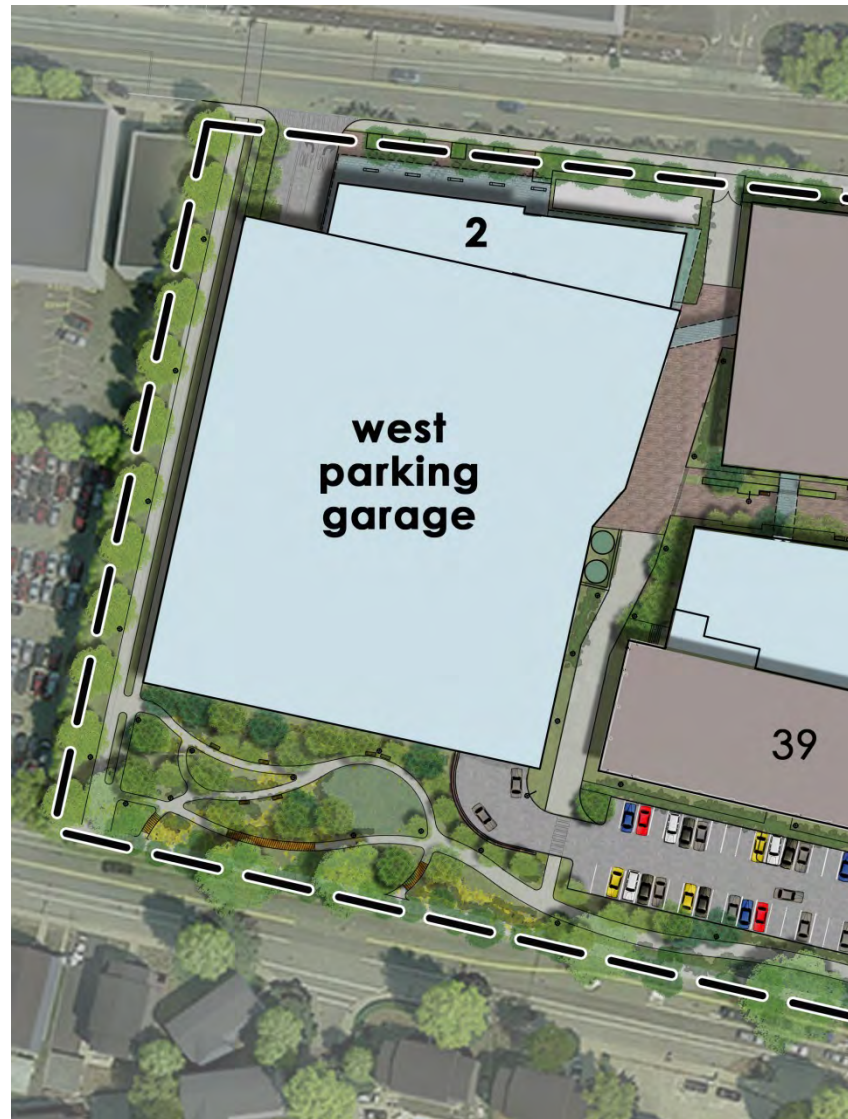






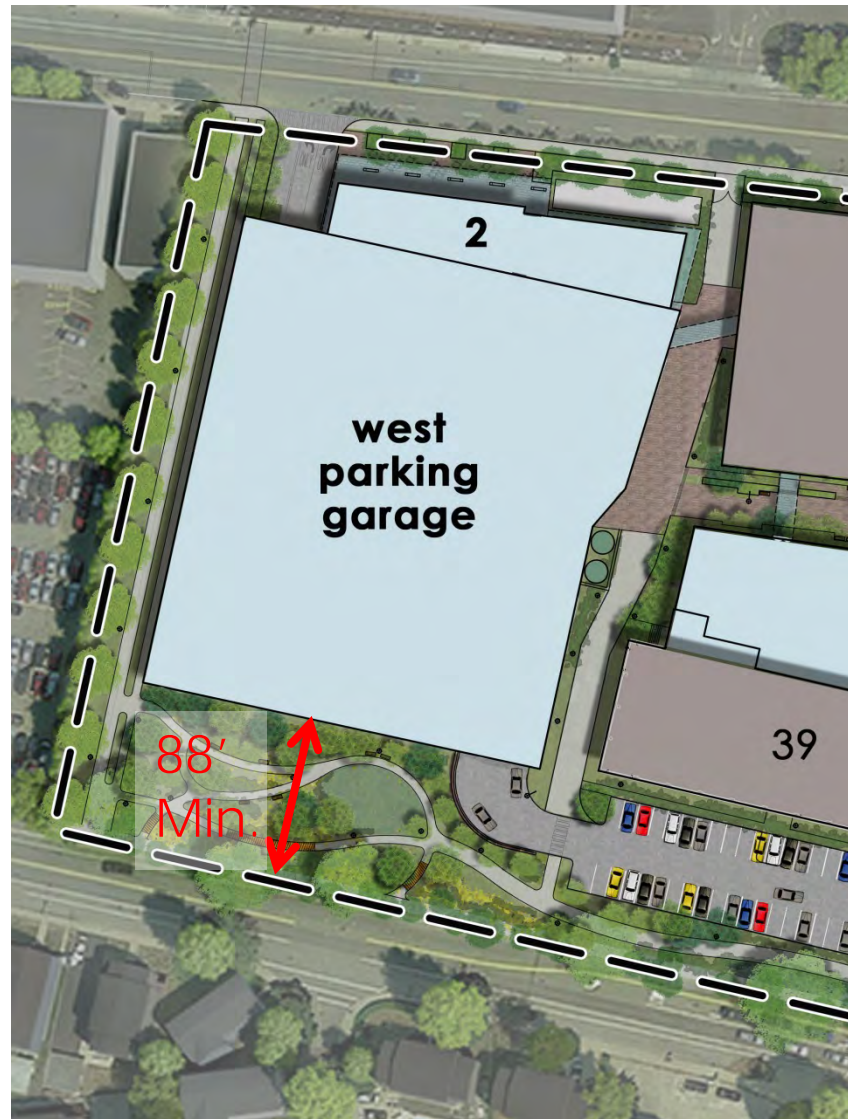
Campus Design Overview

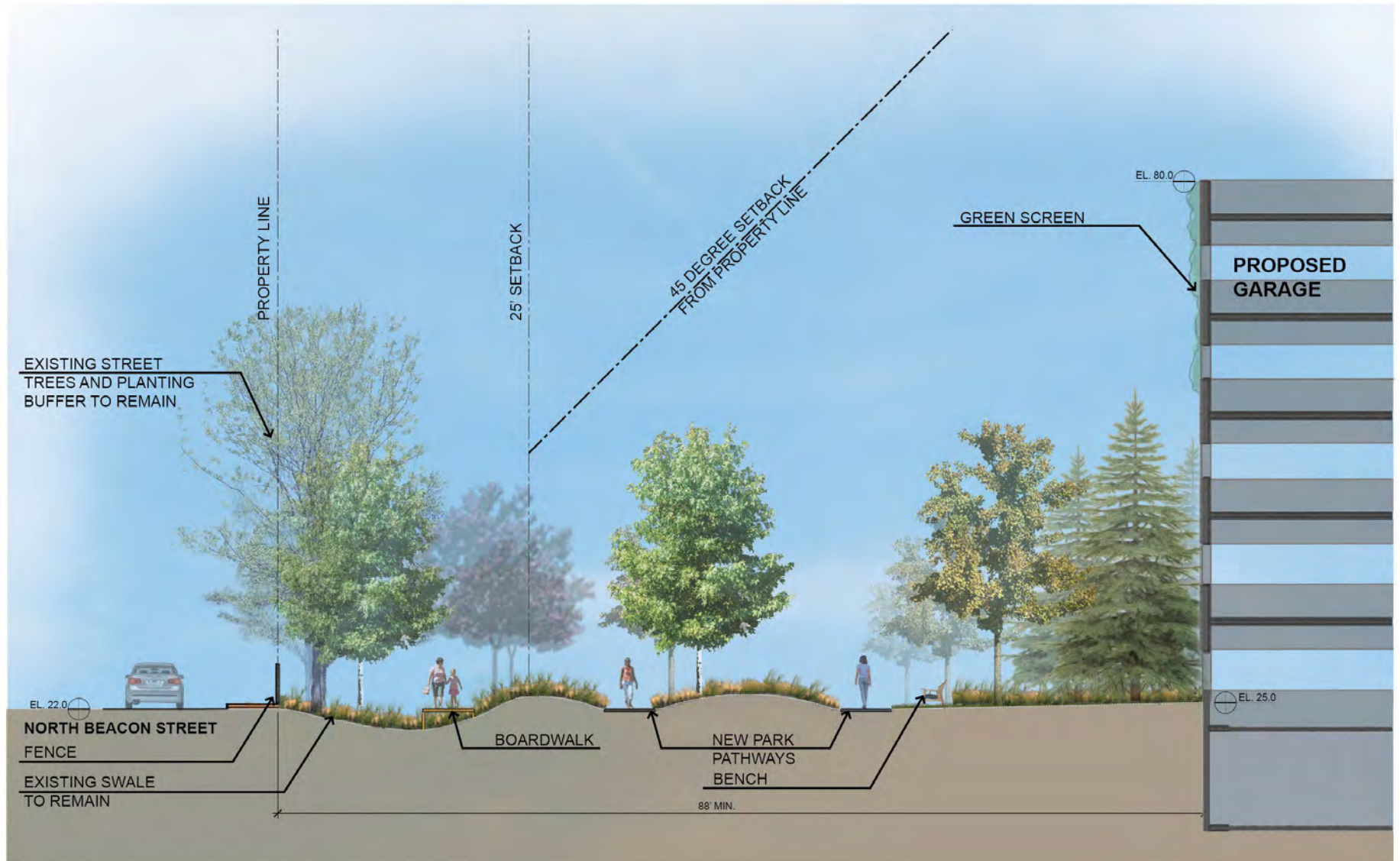


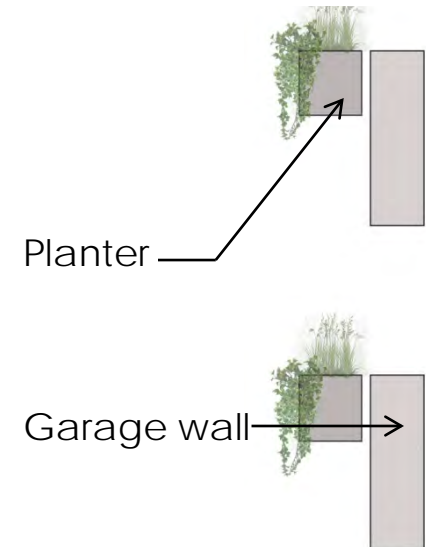


Proposed West Garage and Commercial/ Retail – Arsenal Street









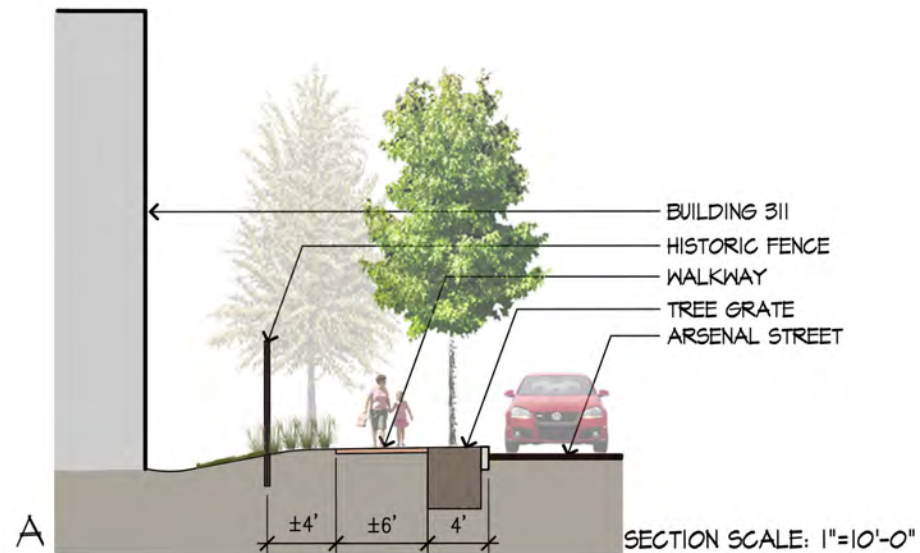
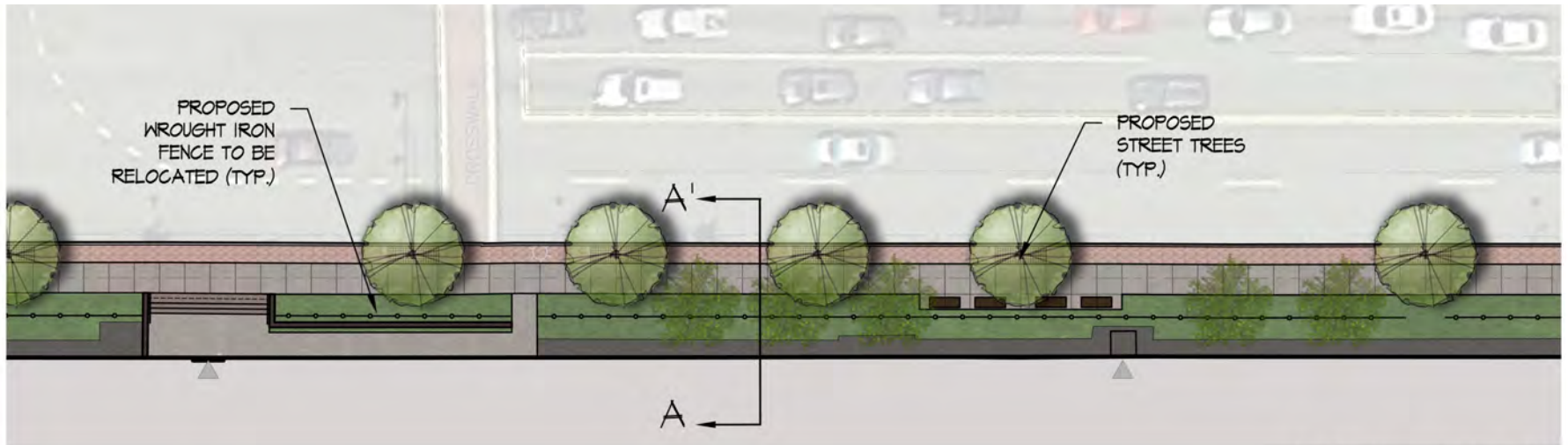
West Garage – South Facade Color A With Planting







Arsenal Street Improvements

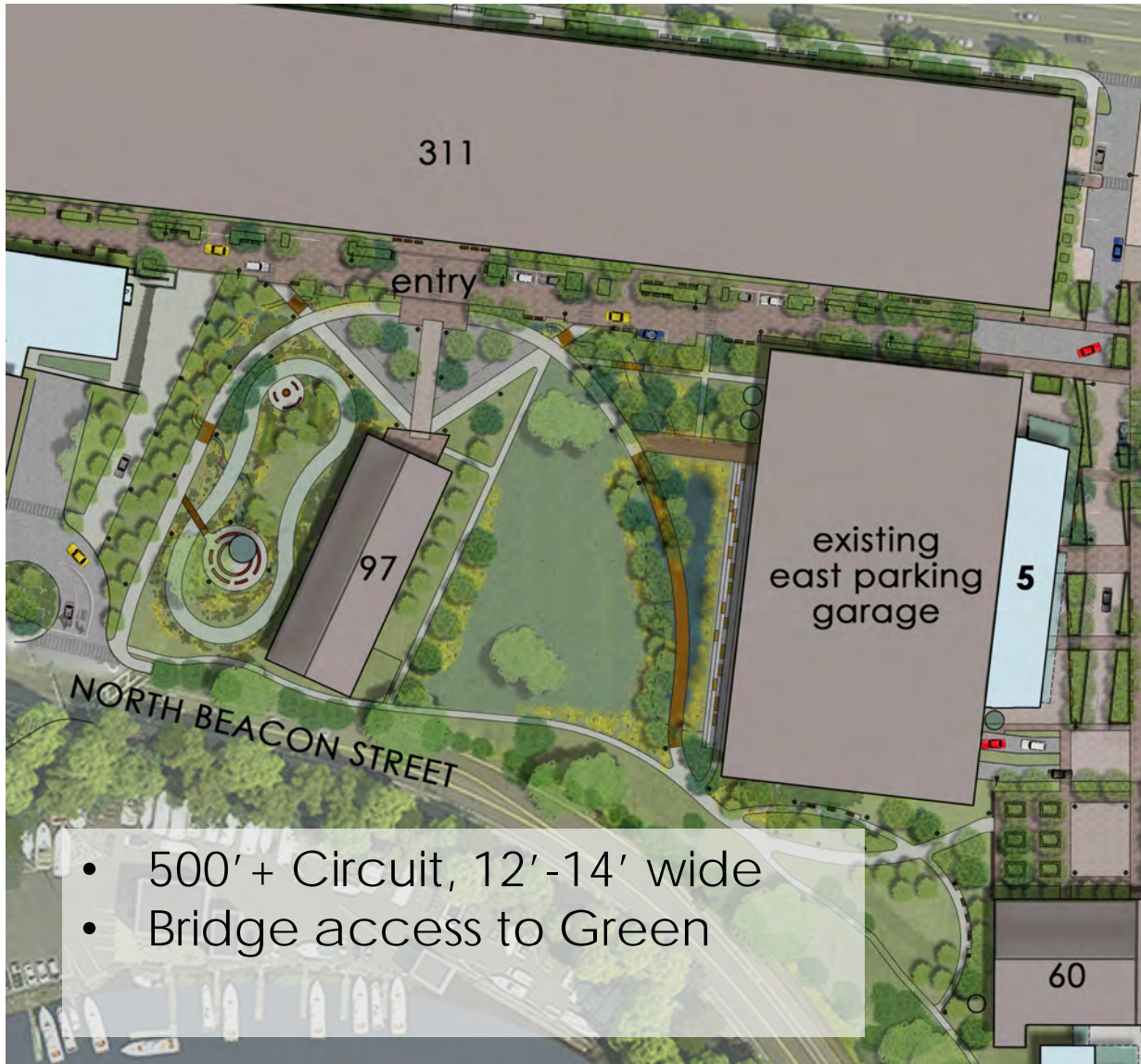


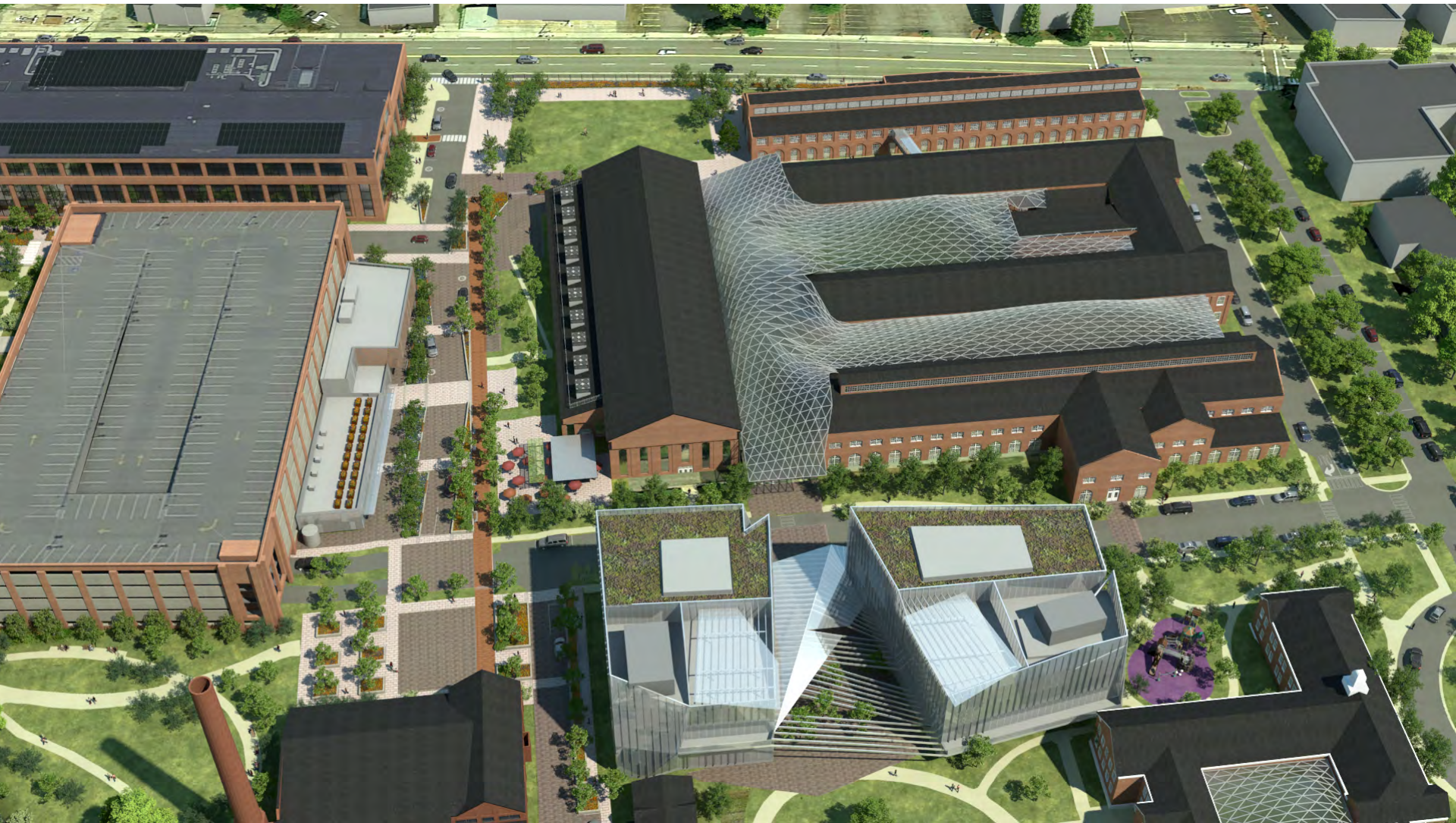




Shared Street at Building 311/ Proposed Office 1



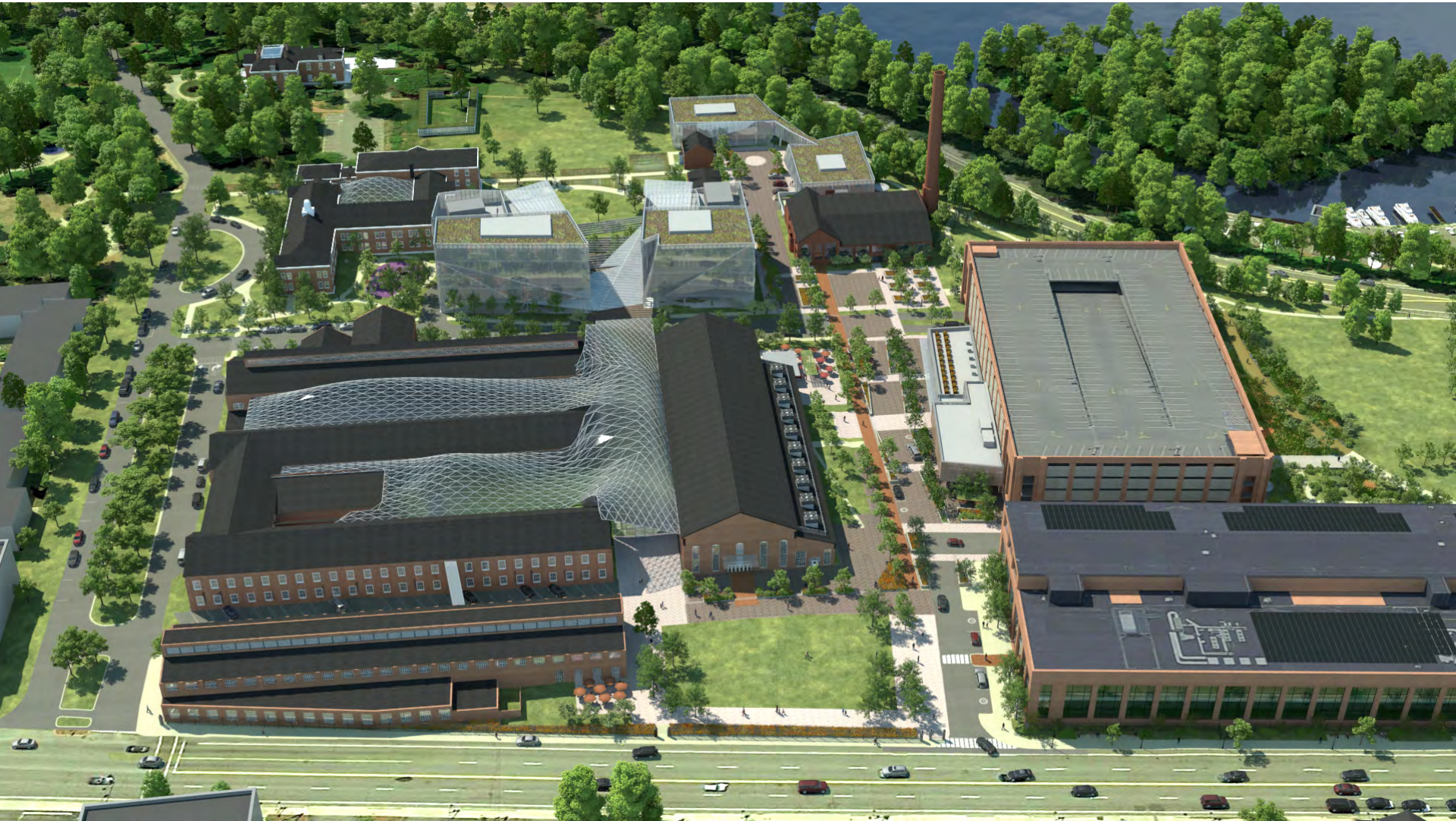














- Aerial sculpture and landscape that provides a unified composition
- A visual gateway to the campus
- Strong relationship to the ACA
- Activation of the Arsenal Street Corridor





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